

**REQUIRED COVERSHEET FOR SUBMISSION OF INFORMATION
FOR A STADIUM PROPOSAL**

Identify the Respondent by providing the names and addresses of each individual and/or entity participating in this submission:

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If the one of the entities listed above is a governmental entity formed under a joint powers agreement or an entity or organization which includes more than one public or private entity, please identify all of the entities or organizations which are members or participants of the Respondent:

This submission includes a proposal for a:

- Baseball Stadium
- Football Stadium
- Combined Facilities

CERTIFICATION AND WAIVER

The Respondent acknowledges that the submissions and the information contained therein are not confidential and all of the information contained in the submissions or provided to the stadium screening committee may be given to the public, to members of the Pawlenty Administration and/or to other persons or entities as deemed appropriate by the Screening Committee or the Administration. Respondent affirmatively states that it has the legal right to submit the enclosed information to the Screening Committee without any restriction on the Screening Committee's future disclosure or use of the information. Respondent waives any copyright or any other claim of propriety, right of control, or limitation of use in relation to the information submitted. Respondent further agrees to hold the members of the Screening Committee, the State of Minnesota, its agents and employees, harmless from any and all claims or lawsuits that may arise from the Respondent's activities related to its submission, including any claim for negligence, breach of contract, or any other claims alleging wrongful acts or omissions by Respondent, or the Respondent's independent contractors, agents, employees or officers.

Respondents:

Mark Baumann 
Bruce Kitt 
Paul Volker 
Nick Pladson 

Baumann, Kitt, Pladson & Volker

Sports Complex Stadium Proposal

January 15, 2004

We feel our proposal serves the best interests of out state and metropolitan Minnesotans, taxpayers, sports enthusiasts and corporations alike. Our group is comprised of individuals with varying perspectives who have contributed ideas focusing on the general benefits of a stadium complex to the state and its citizens.

Mark Baumann A&P- Sports Enthusiast, Tax Payer

Bruce Kitt A&P- Historical Society Member, Tax Payer

Nick Pladson- Recent U of M Graduate, History and Political Science, Tax Payer

Paul Volker A&P- Business Owner, Taxpayer

The success of this proposal is dependent on its components staying intact, for they are interdependent.

We look forward to the opportunity to describe our vision in greater detail and believe it will facilitate the process of creating a world-class sports complex and entertainment venue for the State of Minnesota.

1. Proposed Site for Baseball or Multi-Sport Stadium

- a. Under our proposal, the optimal location for a new stadium would be on the property of Historic Fort Snelling.
 - i. The Fort Snelling area has not been previously considered in the stadium debate and has several unique advantages.
 - ii. Fort Snelling itself represents an important and integral part of Minnesota history and our plan includes the restoration and preservation of this important site.
- b. This proposal would involve locating a new ballpark, housing a unique Minnesota Sports and Recreation Hall Of Fame on the grounds currently referred to as the 'polo grounds'. The Minneapolis Park Board, as a venue for several recreational activities, currently oversees and utilizes this area.
 - i. The remaining grounds of Fort Snelling have not been utilized for any particular purpose in recent times, and many of the buildings are falling into disrepair.
 - ii. Placing a new facility on these grounds would include the beneficial restoration of several of the existing buildings to enhance the historical attraction of the area.
 1. A supervisory board that included representatives of local jurisdictions, the developer and officials from the Minnesota Historical Society would determine which buildings to restore or remove.
 2. All new construction on the grounds will be in keeping with the historic architectural style of the more prominent and important structures of Fort Snelling.
 - iii. Although an environmental assessment and further testing of the ground soils, etc., will have to be done, the bedrock seems to be of suitable consistency to support a stadium of substantial size.
 - iv. For aesthetic purposes, this land provides some of the best skyline views of both downtown Minneapolis and downtown St. Paul.
 - v. Since this land is already in the possession of the government, few resources will be necessary to make any legal transactions to secure the land for a stadium.

2. Accessibility

- a. The Fort Snelling location is central to the geography of the entire metro area.
- b. Fort Snelling satisfies the desires of both Minneapolis and St. Paul as it is a Minneapolis location with a St. Paul address.

- i. Located at the confluence of highways 55, 5, and 62 (see attached map)
- ii. A local expansion of these highways may be necessary to accommodate the higher flow of stadium-related traffic into and out of the area, though this would primarily involve creating more access ramps onto and off of current routes in and around the stadium.
- iii. Parking should be of less concern, due to this plan's reliance on park and ride lots and light rail lines already in existence.
- c. Since this location is directly adjacent to the airport, stadium accessibility for visiting teams, fans and tourists will be significantly enhanced, with resulting benefits for attendance.
- d. The location also takes advantage of close proximity to Interstate 494 and the Mall of America, further benefiting potential attendance and creating unique possibilities for cross-promotional marketing.
- e. The Fort Snelling site should also be palatable to residents in both the northern and southern Metro suburbs, and provides easy access to the downtowns of Minneapolis and St. Paul.

3. Parking / Infrastructure

- a. Some additional parking will need to be developed on the grounds immediately outside the stadium, but new construction of parking should be minimal.
- b. This plan is based on the assumption that enough current parking space is available nearby with the airport ramps, Mall of America ramps and lots, park and ride lots, and the lots of local hotels (e.g., along I-494) that would benefit from having stadium attendees as additional guests . If it is determined that more parking is necessary than this, additional space might be contracted from the Mall of America.
 - i. This is based on the assumption that there will be shuttle buses bringing people the short distances from the parking lots (shuttle bus services already exist to serve the airport and hotels in the area).
 - ii. The shuttle buses could be organized to serve stops including the Mall of America, the airport, the stadium, the Veterans Administration Hospital and even the Minnesota Zoo.
- c. Existing light rail lines travel alongside the proposed location. People parking in the Mall of America or airport lots could utilize light rail, as well as those park and ride lots that line the current Hiawatha Light Rail line. Parking facilities as far away as downtown Minneapolis could be utilized, thus reducing the need for parking in the immediate vicinity of the stadium, and also reducing traffic congestion in the area.
- d. In sum, the required infrastructure improvements would be minimum:
 - 1. Limited construction of parking in the area.
 - 2. On and off ramp improvements to the existing highways.

4. Transit Considerations

- a. Metro Transit already has a hub location with its facilities along the west side of the airport near Cedar Avenue. This should provide ample bus service to the area, in conjunction with the shuttle bus services mentioned earlier.
- b. The Hiawatha Light Rail line would be utilized substantially. This proposal could give greater validation to the location of the current light rail system. There is already a light rail station near the VA Hospital. This proposal would be open to any suggestions for the creation of further stops in and around the stadium area.
- c. Riders would take the line after parking around the Mall of America, airport, existing park and ride locations, and downtown Minneapolis. The existing parking facilities in downtown Minneapolis near the Metrodome would be utilized and could satisfy the needs for parking, with riders getting on the system at the station near the Metrodome.
- d. Development of the ballpark in this location would be in keeping with the goal of Transit Oriented Development, lend credibility to the location of the existing Light Rail line, would give it financial support, and give it the opportunity to expand as needed.

5. Stadium Related Development

- a. This portion of the proposal focuses on the amazing potential for growth and investment opportunities for the metro area and state as a whole.
- b. In keeping with the integrity of the location, this development will occur with particular emphasis on augmenting the historical value of the site.
 - i. As referenced before, the stadium structure should be developed in keeping with the historical characteristics of the major structures already on the Historic Fort Snelling site.
 - ii. Our developer will work with Minnesota architects to vie for the opportunity to design the new stadium, alone or in collaboration with non-Minnesota architectural firms with specialized expertise.
 - iii. Certain existing buildings could be razed or moved to another location on the site, depending on their historical value as judged by the appropriate authorities.
 - iv. The history of the site and buildings would be utilized as part of the attraction of the ballpark, thus increasing revenue and attention to the history of Minnesota.
 - v. Historical preservation and restoration grants could be sought from the federal government, creating the potential for revitalizing this area and providing partial funding support for construction.
- c. The Minnesota Sports and Recreation Hall Of Fame
 - i. This would be an integral part of the attraction that would appeal to all residents of the State of Minnesota.
 - ii. A board, including prominent Minnesotans and officials from the Minnesota Historical Society, would be charged with developing a venue to represent the achievements of Minnesotans in a plethora of activities and fields. The following examples are for illustration purposes only:

1. Detailed lists, pictures and memorabilia of Minnesota high school and collegiate championship teams and outstanding individual players and coaches.
 2. A listing of current and past records set by Minnesotans in a variety of sports and other activities.
 3. Current and past record holders for fishing and hunting records in Minnesota as determined by current scoring authorities.
 4. Golf records, individuals who have hit a hole in one on a Minnesota golf course
 5. Minnesota Olympic athletes and their accomplishments
 6. Results showing past participants and medal winners in the Minnesota Special Olympics.
 7. Twin Cities and Grandma's Marathon exhibits.
- iii. Minnesotans statewide would come to see their name or the name of a friend or relative, in the Minnesota Hall of Fame.
- d. Retail opportunities would abound.
 - i. Indoor and outdoor Roller blade track/ skateboard park (with rental)
 - ii. Fitness center/ gym and pool on property
 - iii. It is intended that corporations and associations will be invited to help sponsor the multitude of exhibits.
 - iv. Branches of local businesses in the concourse areas sports nostalgia themed (i.e. Joe Sensor's, Famous Dave's, and Champps etc.)
 - v. Open year-round providing entertainment before and after events, or even when no event is scheduled.
 - e. Convention and visitor business would benefit substantially.
 - i. Existing hotels near the airport benefit from expanded business related to the new stadium (overnight stays, hotel restaurants and parking facilities). An additional hotel would be constructed close to the stadium only if existing hotels could not accommodate the expanded need.
 - ii. The existence of a modern new stadium, and the assurance it provides of the continued presence of major league baseball in the Metro area, would be valuable for attracting conventions and convention-related spending to the area. This would especially benefit the Greater Minneapolis Convention and Visitors Bureau (GMCVA), with the new light rail linkage from downtown Minneapolis to the airport, Mall of America and proposed stadium site.
 - f. Off-Track Betting and Sports Book
 - i. This could be government run and used to pay off expenses and state bonds.
 - ii. This would not be a full-blown casino, but would provide legal opportunity for Canterbury Downs and NASCAR and other sports related betting only.
 - iii. This would attract business during the winter and at times when there were no events happening at the stadium itself.

- g. With the close proximity to the Mall of America, hotels, and other retail outlets, a stadium on the Historic Fort Snelling site has the potential to increase the commercial environment exponentially.
6. Combined facilities
- a. This proposal is designed to fulfill the requirements for a baseball park, but should be equally appropriate for a combined baseball – football stadium.
 - b. The baseball version would provide a longer season with more event dates to utilize the facilities, and would more than likely generate a greater amount of revenue.
 - c. This would be a professional sports stadium, not designed for use by the University of Minnesota as a shared football complex.
 - d. The intricacies of creating a combined baseball – football stadium would be addressed in the architectural design. Whether this is a baseball only or combination stadium is not addressed here, and would be decided later in the decision-making process.
7. Stadium Financing
- a. The bulk of the financing could be achieved through a few main groups which will commit to long-term investment packages. We believe that if state funding is to be relied upon, it should be done in such a form that the State of Minnesota will be guaranteed a full return on any money it puts forward.
 - b. Revenues generated from the stadium itself and from associated businesses would be directed into a fund which would pay off the State of Minnesota with particular attention paid to encouraging the business climate of the enterprises involved. Any immediate profits from the stadium could be absorbed into a profit sharing agreement with all investors involved with time limited tax exemptions, but with the express purpose of paying back the State of Minnesota’s investment, while still encouraging the prospect that those private investors will get a share.
 - c. Any professional teams who seek to use the stadium will be asked to contribute substantially to the overall cost of the project. The proposal offered by the Minnesota Twins displayed their interest to establishing a rental structure similar to that agreed upon by the Minnesota Wild and the Excel Energy Center. According to their proposal, the Minnesota Twins would be willing to pay for any construction cost overruns, thus limiting the liability of any State of Minnesota investment.
 - d. It is our belief that substantial portions of the overall cost can be met through private investors, the sale and auctioning of luxury boxes to Minnesota corporations, (also a portion of the boxes will be retained with leases to auctioned off on E-Bay annually) advertising, gaming revenue, television contracts and fees from private companies wishing to open outlets and franchises in the stadium.
 - e. To the best of our knowledge, other public funding sources do exist besides the State of Minnesota. Local jurisdictions with funding capabilities will be encouraged to participate in their utmost capacity.





ANY
TIME













View of Downtown Minneapolis

View of Downtown St. Paul

